



- A mature semi-detached home offered for sale with no onward chain
- Light and airy lounge with a pleasant aspect and open fireplace
- Kitchen dining room to rear with patio doors onto garden
- Sheltered side hall with direct access into the garage
- Three good size bedrooms and family bathroom
- Private drive leading to garage and fully enclosed West facing garden to rear



"A mature semi-detached family home located in a much sought after residential location, within easy walking distance of the town and local schools, an ideal opportunity for modernisation."

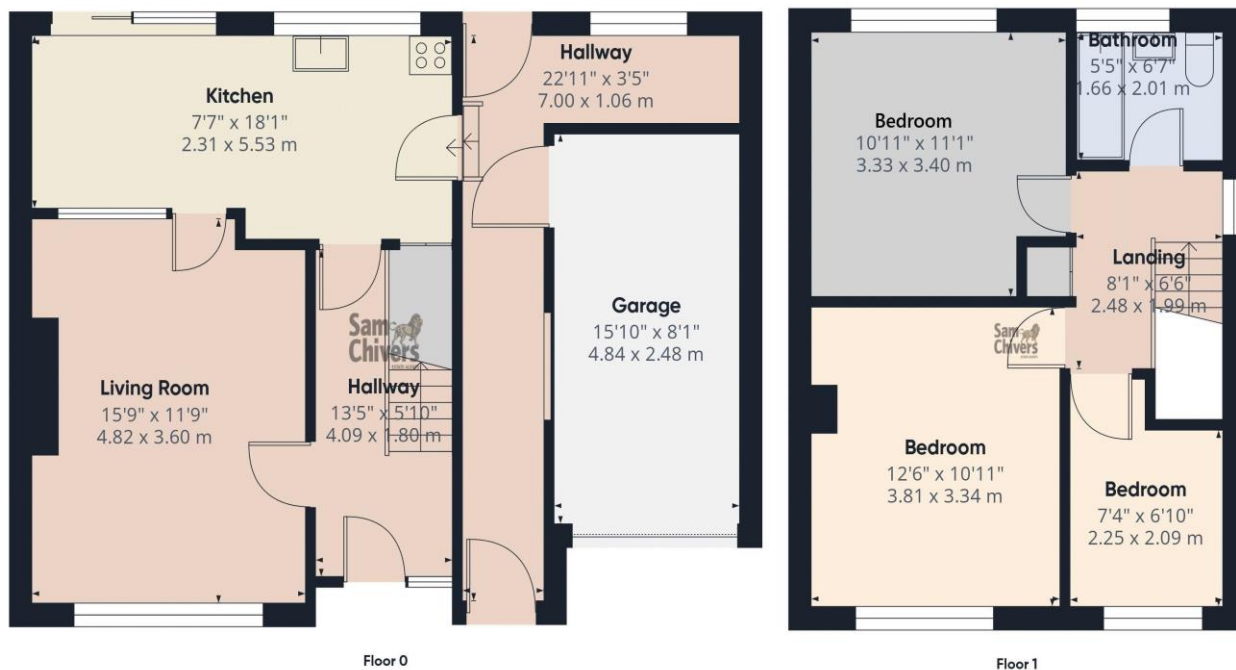
The accommodation comprises storm porch opening into the main entrance hallway, staircase rising to first floor with handy understair cupboard and doors to lounge and kitchen. The lounge situated to the front enjoys a large picture window flooding natural light and an open fireplace. The original timber and glass screen with door divides this room from the dining area which has patio doors, the kitchen area overlooks the sunny rear garden. A door from the kitchen opens into a sheltered hallway which would make a good utility room, with doors to front driveway, into garage and door onto the rear garden. On the first floor there are three good size bedrooms and a family bathroom with shower over bath.

Outside to front there is a private driveway leading to the side garage. There is a lawned front garden which offers the potential for further private parking if required. To the rear is a private and fully enclosed, West facing garden, laid to lawn with a mature apple tree.

The property will require general updating however has received a new electrical circuit and central heating boiler within the last twelve years. This house is offered for sale with no onward chain.

**Tenure:** Freehold. **Council Tax Band:** C.





Approximate total area<sup>(1)</sup>  
1049 ft<sup>2</sup>  
97.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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